

**CHAPTER 21 OFF-STREET PARKING REQUIREMENTS****Section**

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**2100 AUTHORITY TO REQUIRE PARKING SPACES**

- 2100.1 All buildings or structures erected on or after May 12, 1958 shall be provided with parking spaces to the extent specified in § 2101, except as permitted by §§ 2102 through 2108.
- 2100.2 No application for a building permit for a building or structure to be erected on or after May 12, 1958 shall be approved unless there is included with the plans for the building or structure a parking plan showing the location, dimensions, and grades of all parking spaces and approaches thereto in accordance with the provisions of this chapter.
- 2100.3 No certificate of occupancy shall be issued for the use of a building or structure erected on or after May 12, 1958, unless the required parking spaces have been provided in accordance with the parking plan provided for in the approved building permit.
- 2100.4 Except as provided in § 2100.5, when the use of a building or structure is changed to another use that requires more parking spaces than required for the use existing immediately prior to the change or, if the building or structure is vacant, the use that existed immediately prior to the vacancy, parking spaces shall be provided for the additional requirement in the amount necessary to conform to § 2101.
- 2100.5 No additional parking spaces shall be required for a historic landmark or a building or structure located in a historic district that is certified by the State Historic Preservation Officer as contributing to the character of that historic district.

- 2100.6 When the intensity of use of a building or structure existing before May 12, 1958 is increased by an addition of employees, dwelling units, gross floor area, seating capacity, or other unit of measurement specified in § 2101, parking spaces shall be provided for the addition, subject to §§ 2100.7 through 2100.9.
- 2100.7 Parking spaces shall not be required for the addition unless the addition increases the intensity of use of the building or structure by more than twenty-five percent (25%) of the aggregate.
- 2100.8 Parking spaces for the addition need not exceed the amount of parking spaces that would be required for the entire structure as proposed if constructed new.
- 2100.9 The determination of the increase of intensity of use shall be based on the total increase in intensity of use the structure undergoes on or after May 12, 1958, whether the total increase occurs at one time or in successive stages.
- 2100.10 In the case of a building or structure for which the Zoning Regulations now require more parking spaces than were required when the building or structure was built, the following shall be required:
- (a) If the existing number of parking spaces now provided is less than or equal to the minimum number of parking spaces now required by this chapter, the number of parking spaces cannot be reduced; and
  - (b) If the existing number of parking spaces now provided is more than the minimum number of parking spaces now required by this chapter, the number of parking spaces cannot be reduced below the minimum number of parking spaces required by this chapter.

**AUTHORITY:** Unless otherwise noted, the authority for this chapter is the Zoning Act of 1938, approved June 20, 1938 (52 Stat. 797, as amended; D.C. Official Code §§ 6-641.01 to 6-641.15 (2001) (formerly codified at D.C. Code §§ 5-413 to 5-432 (1994 & 1999 Supp.))).

**SOURCE:** Final Rulemaking published at 31 DCR 6585, 6586 (December 28, 1984); as amended by Final Rulemaking published at 47 DCR 9741-43 (December 8, 2000), incorporating by reference the text of Proposed Rulemaking published at 47 DCR 8335, 8497-98 (October 20, 2000).

## **2101 SCHEDULE OF REQUIREMENTS FOR PARKING SPACES**

- 2101.1 On and after May 12, 1958, all buildings or structures shall be provided with parking spaces as specified in the following table:

USES	NUMBER OF PARKING SPACES REQUIRED
<b>COMMERCIAL BUILDINGS</b>	
<b><u>Art Gallery:</u></b>	
All Districts	In excess of 3,000 ft. <sup>2</sup> , 1 for each 300 ft. <sup>2</sup> of gross floor area and cellar floor area
<b><u>Chancery:</u></b>	
R-5-D	1 for each 1,200 ft. <sup>2</sup> of gross floor area devoted to chancery use, or as determined by the Board of Zoning Adjustment
R-5-E	1 for each 1,800 ft. <sup>2</sup> of gross floor area devoted to chancery use, or as determined by the Board of Zoning Adjustment
D	1 for each 800 ft. <sup>2</sup> of gross floor area devoted to chancery use, or as determined by the Board of Zoning Adjustment
SP, W, CR, C, C-M, M	Same as required for general office
<b><u>Clinic:</u></b>	
R-4, R-5	1 space for each 300 ft. <sup>2</sup> of gross floor area or cellar floor area
<b><u>Electronic Equipment Facility (EEF):</u></b>	
	For EEF use in an existing structure, provide the number of parking spaces required by this title for the use that existed immediately prior to the EEF use or, if the structure is vacant, the use that existed immediately prior to the vacancy.
	For new construction, up to 50% of the number of parking spaces specified in this table may be set aside as a parking reserve and used for non-habitable uses related to the EEF use. If EEF use is discontinued, the parking reserve shall be developed to provide the number of parking spaces required by this title for the succeeding use.
C-3, CR	In excess of 2000 ft. <sup>2</sup> , 1 for each additional 1,800 ft. <sup>2</sup> of gross floor area
C-4, C-5 (PAD)	Same as required for general office use
C-M, M	1 for each 3,000 ft. <sup>2</sup> of gross floor area
<b><u>Fast Food Restaurant:</u></b>	
C-2, C-3-A:	
In a building having a side yard	In excess of 1,500 ft. <sup>2</sup> , 1 for each additional 100 ft. <sup>2</sup> of gross floor area and cellar floor area
In a building having no side yard	Same as required for retail or service establishment in the district in which located

USES	NUMBER OF PARKING SPACES REQUIRED
All other districts	Same as required for retail or service establishment in the district in which located
<b><u>Food Delivery Service:</u></b>	
C-2, C-3-A, C-3-B, W, CR, and other districts in which the use is permitted	1 space for each 500 ft. <sup>2</sup> of gross floor area or cellar floor area
<b><u>Hotel or Inn:</u></b>	
R-5-B, R-5-C, R-5-D	1 for each 2 sleeping rooms or suites
R-5-E	1 for each 4 sleeping rooms or suites
C-1, C-2, C-3-A, W	1 for each 2 rooms usable for sleeping, plus 1 for each 150 ft. <sup>2</sup> of floor area in either the largest function room or the largest exhibit space, whichever is greater
SP, C-3-B, C-3-C, CR	1 for each 4 rooms usable for sleeping plus 1 for each 300 ft. <sup>2</sup> of floor area in either the largest function room or the largest exhibit space, whichever is greater
C-4, C-5 (PAD)	1 for each 8 rooms usable for sleeping
C-M, M	1 for each room usable for sleeping plus 1 for each 150 ft. <sup>2</sup> of floor area in the largest function room or the largest exhibit space, whichever is greater
<b><u>Office - General, including television and radio broadcast studio:</u></b>	
C-1, C-2-A, C-3-A	In excess of 2,000 ft. <sup>2</sup> , 1 for each additional 600 ft. <sup>2</sup> of gross floor area and cellar floor area
W, C-2-B, C-2-C, C-3-B, C-3-C, SP, CR	In excess of 2,000 ft. <sup>2</sup> , 1 for each additional 1,800 ft. <sup>2</sup> of gross floor area
C-4	No requirement
For a building or structure built on a lot having an area of 10,000 ft. <sup>2</sup> or less	
For a building or structure built on a lot having an area of more than 10,000 ft. <sup>2</sup>	In excess of 2,000 ft. <sup>2</sup> , 1 for each additional 1,800 ft. <sup>2</sup> of gross floor area
C-5 (PAD)	No requirement
C-M, M	In excess of 2,000 ft. <sup>2</sup> , 1 for each additional 800 ft. <sup>2</sup> of gross floor area and cellar floor area devoted to that use
<b><u>Office - Medical and dental, clinic, veterinary doctor, or veterinary hospital:</u></b>	
C-4	Same as required for general office
C-5 (PAD)	No requirement

USES	NUMBER OF PARKING SPACES REQUIRED
<p>C-1, C-2-A, C-3-A:</p> <p>If the space devoted to medical or dental use is less than 25% of the gross floor area and cellar floor area of the entire structure</p> <p>If the space devoted to medical or dental use is 25% or more of the gross floor area and cellar floor area of the entire structure, for that portion of the structure devoted to medical and dental offices</p> <p>All other districts:</p> <p>If the space devoted to medical or dental use is less than 25% of the gross floor area of the entire structure</p>	<p>Same as required for general office for district in which located</p> <p>Twice the number of spaces required for general office for district in which located</p> <p>Same as required for general office for district in which located</p>
<p><b><u>Retail or service establishment except gasoline service station and repair garage:</u></b></p> <p>C-1, C-2-A, C-3-A, C-M-1, M</p> <p>W, CR, C-2-B, C-2-C, C-3-B, C-3-C, C-M-2, C-M-3</p> <p>C-4</p> <p>C-5 (PAD)</p>	<p>In excess of 3,000 ft.<sup>2</sup>, 1 for each additional 300 ft.<sup>2</sup> of gross floor area and cellar floor area</p> <p>In excess of 3,000 ft.<sup>2</sup>, 1 for each additional 750 ft.<sup>2</sup> of gross floor area</p> <p>In excess of 30,000 ft.<sup>2</sup>, 1 for each additional 3,000 ft.<sup>2</sup> of gross floor area</p> <p>No requirement</p>
<p><b><u>Gasoline service station:</u></b></p> <p>All districts</p>	<p>1 for each 300 ft.<sup>2</sup> of gross floor area, excluding any pump island canopy and any kiosk adjacent to the pumps used exclusively as an attendant's shelter</p>
<p><b><u>Repair garage:</u></b></p> <p>All districts</p>	<p>4 plus 1 for each 200 ft.<sup>2</sup> of gross floor area</p>
INSTITUTIONAL	
<p><b><u>Hospital:</u></b></p> <p>C-4, C-5 (PAD)</p> <p>All other districts</p>	<p>No requirement</p> <p>1 for each bed</p>

USES	NUMBER OF PARKING SPACES REQUIRED
<b>MANUFACTURING, INDUSTRIAL, OR WHOLESALE ESTABLISHMENT</b>	
<u>Manufacturing, Industrial, or Wholesale establishment:</u>  All districts	1 for each 1,000 ft. <sup>2</sup> of gross floor area
<b>PLACES OF PUBLIC ASSEMBLY (EXCEPT HOTELS)</b>	
<u>Arena, armory, assembly hall, auditorium, community center, concert hall, convention hall, dance hall, funeral parlor, ice or roller skating rink, public hall, stadium, or theater:</u>  C-4, C-5 (PAD)  All other districts  <u>Boat club or marina:</u>  All districts  <u>Churches:</u>  C-3-C, C-4, C-5 (PAD)  All other districts  <u>Recreational building or use:</u>  All districts	No requirement  1 for each 10 seats of occupancy capacity for the first 10,000 seats, plus 1 for each 20 seats above the first 10,000; provided, that where such seats are not fixed, each 7 ft. <sup>2</sup> usable for seating shall be considered 1 seat  1 for each 4 berths or slips  No requirement  1 for each 10 seats of occupancy capacity in the main sanctuary; provided, that where the seats are not fixed, each 7 ft. <sup>2</sup> usable for seating or each 18 in. of bench if benches are provided shall be considered 1 seat  1 for each 2,000 ft. <sup>2</sup> devoted to the building or use
<b>RESIDENTIAL USES</b>	
<u>Apartment house or multiple dwelling:</u>  R-5-A, C-1  R-5-B, C-2-A, C-3-A  R-4, R-5-C, R-5-D, C-2-B, W, CR  R-5-E, SP, C-2-C, C-3-B, C-3-C, C-4, C-5 (PAD)	1 for each dwelling unit  1 for each 2 dwelling units  1 for each 3 dwelling units  1 for each 4 dwelling units

USES	NUMBER OF PARKING SPACES REQUIRED
<p><b><u>Community-based residential facility:</u></b></p> <p>All districts other than C-3, C-4, C-5 (PAD):</p> <p>1 to 8 persons housed</p> <p>9 to 15 persons housed</p> <p>16 or more persons housed</p> <p>C-3, C-4, C-5 Districts</p> <p><b><u>Dormitory, sorority, or fraternity house not approved as part of a campus plan:</u></b></p> <p>All districts</p> <p><b><u>Flat:</u></b></p> <p>R-5-A</p> <p>All other districts</p> <p><b><u>One-family dwelling:</u></b></p> <p>All districts</p> <p><b><u>Publicly assisted housing, reserved for the elderly and/or handicapped:</u></b></p> <p>All districts</p> <p><b><u>Rooming or boarding house:</u></b></p> <p>All districts</p>	<p>1</p> <p>2</p> <p>As determined by the BZA</p> <p>1 for each 10 persons housed</p> <p>1 for each 5 beds</p> <p>1 for each dwelling unit</p> <p>1 for each 2 dwelling units</p> <p>1 for each dwelling unit</p> <p>1 for each 6 dwelling units</p> <p>1 plus 1 for each 5 rooming units</p>
SCHOOLS	
<p><b><u>Child/Elderly Development Center:</u></b></p> <p>All districts</p> <p><b><u>College or other institution of higher learning, business trade, or other school and accessory uses located on the campus:</u></b></p> <p>C-4, C-5 (PAD)</p> <p>All other districts</p> <p><b><u>Elementary and Junior High School:</u></b></p> <p>All districts</p>	<p>1 for each 4 teachers and other employees</p> <p>No requirement</p> <p>For each building: 2 for each 3 teachers; plus either 1 for each 10 classroom seats or 1 for each 12 stadium seats or 1 for each 10 auditorium seats, whichever is greater, except as provided in § 2106</p> <p>2 for each 3 teachers and other employees</p>

USES	NUMBER OF PARKING SPACES REQUIRED
<u>High school and accessory uses:</u> All districts	2 for each 3 teachers and other employees, plus either 1 for each 20 classroom seats or 1 for each 10 seats in the largest auditorium, gymnasium or area usable for public assembly, whichever is greater
<b>WAREHOUSE</b>	
<u>Warehouse:</u> All districts	1 for each 3,000 ft. <sup>2</sup> of gross floor area
<b>ALL OTHER USES</b>	
<u>All Other Uses:</u> All districts	1 for each 600 ft. <sup>2</sup> of gross floor area and cellar floor area

2101.2 Nothing contained in this section shall be construed to prohibit the establishment of accessory parking spaces in an amount which exceeds that required by § 2101.1; provided, that each case complies with all other applicable provisions of this chapter and chapter 23.

2101.3 Nothing contained in this section shall be construed to prohibit the establishment of parking spaces accessory to buildings or structures for which no required parking spaces are specified in § 2101.1; provided, that each case complies with all other applicable provisions of this chapter and chapter 23.

**SOURCE:** Final Rulemaking published at 31 DCR 6585, 6588 (December 28, 1984); as amended by: Final Rulemaking published at 32 DCR 4374, 4378 (July 26, 1985); Final Rulemaking published at 40 DCR 3744, 3747 (June 11, 1993); Final Rulemaking published at 43 DCR 1624 (March 29, 1996); Final Rulemaking published at 46 DCR 8284, 8289 (October 15, 1999); Final Rulemaking published at 47 DCR 9741-43 (December 8, 2000), incorporating by reference the text of Proposed Rulemaking published at 47 DCR 8335, 8497-99 (October 20, 2000); Final Rulemaking published at 48 DCR 9830, 9839 (October 26, 2001); and Final Rulemaking published at 49 DCR 1655 (February 22, 2002), incorporating by reference the text of Proposed Rulemaking published at 49 DCR 11159, 11165 (December 7, 2001).

## **2102 EXCEPTIONS TO THE SCHEDULE OF REQUIREMENTS: C-4 DISTRICT**

2102.1 In a C-4 District, the provisions in this section shall apply.

2102.2 The parking requirements applicable to a Disposition Lot as defined in the Urban Renewal Plan for the Downtown Urban Renewal Area shall be as specified in that Plan.

2102.3 The parking spaces required pursuant to § 2101.1 for office and retail or service uses need not be limited to use by employees, occupants, guests, visitors, or customers of such uses and may be used for general public parking.



**SOURCE:** Final Rulemaking published at 31 DCR 6585, 6596 (December 28, 1984); as amended by Final Rulemaking published at 47 DCR 9741-43 (December 8, 2000), incorporating by reference the text of Proposed Rulemaking published at 47 DCR 8335, 8499 (October 20, 2000).

**2103 EXCEPTIONS TO THE SCHEDULE OF REQUIREMENTS:  
DOWNTOWN URBAN RENEWAL AREA**

- 2103.1 Within the Downtown Urban Renewal Area, parking spaces required for all uses need not be provided if adopted public law or municipal regulation prohibits a curb cut on the street on which the lot faces and there is no other alternative access to the lot through a street or alley.
- 2103.2 Within the Downtown Urban Renewal Area, the Board of Zoning Adjustment is hereby authorized in accordance with the requirements of § 3104 for special exceptions to reduce or eliminate the amount of parking spaces required for all uses and to approve parking plans for buildings or structures to provide all the required parking spaces in an off-site collective parking facility; provided, that the provisions of §§ 2103.3 through 2103.6 are satisfied.
- 2103.3 Parking spaces may be reduced if other adopted public law, policy, or municipal regulation requires or recommends that the street not be broken with a curb cut and there is no other alternative access to the lot through a street or alley.
- 2103.4 The Board shall give consideration to the:
- (a) Nature and location of the structure;
  - (b) Maximum number of students, employees, guests, customers, or clients that can reasonably be expected to use the proposed building or structure at one (1) time;
  - (c) Amount of traffic congestion existing or that the building or structure can reasonably be expected to create in the neighborhood;
  - (d) Quantity of existing public, commercial, or private parking, other than curb parking, on the property or in the neighborhood that can reasonably be expected to be available when the building or structure is in use; and
  - (e) Proximity to public transportation, particularly Metrorail stations, and quality of public transportation service in the area, or a ride-sharing program approved by the D. C. Department of Transportation.
- 2103.5 If the applicant relies on a ride-sharing program, the applicant shall demonstrate to the Board that the program shall continue as long as the use continues.

- 2103.6 Prior to taking final action on an application, the Board shall refer the application to the D.C. Departments of Transportation and Housing and Community Development for review and report.

**SOURCE:** Final Rulemaking published at 31 DCR 6585, 6596 (December 28, 1984); Final Rulemaking published at 47 DCR 9741-43 (December 8, 2000), incorporating by reference the text of Proposed Rulemaking published at 47 DCR 8335, 8499 (October 20, 2000).

**2104 EXCEPTIONS TO THE SCHEDULE OF REQUIREMENTS:  
NEAR METRORAIL STATIONS**

- 2104.1 The number of parking spaces required under § 2101.1 for a nonresidential building or structure located within a radius of eight hundred feet (800 ft.) of a Metrorail station entrance may be reduced by up to twenty-five percent (25%); provided:

- (a) The building or structure is located in a nonresidential district and is at least eight hundred feet (800 ft.) from any R-1, R-2, R-3, or R-4 District; and
- (b) The Metrorail station is currently in operation or is one for which a construction contract has been awarded.

**SOURCE:** Final Rulemaking published at 31 DCR 6585, 6597 (December 28, 1984); as amended by Final Rulemaking published at 47 DCR 9741-43 (December 8, 2000), incorporating by reference the text of Proposed Rulemaking published at 47 DCR 8335, 8499-50 (October 20, 2000).

**2105 EXCEPTIONS TO THE SCHEDULE OF REQUIREMENTS:  
CENTRAL EMPLOYMENT AREA**

- 2105.1 The number of parking spaces required under § 2101.1 for a nonresidential building or structure located within the Central Employment Area may be reduced or eliminated; provided:

- (a) The building or structure has a direct connection to a Metrorail station currently in operation or for which a construction contract has been awarded; and
- (b) For a Disposition Lot, as depicted on Map No. 5 of the Urban Renewal Plan for the Downtown Urban Renewal Area, as modified by the National Capital Planning Commission and approved by the Council of the District of Columbia through July 5, 1983, parking may not be reduced below the limit specified in that Plan.

**SOURCE:** Final Rulemaking published at 31 DCR 6585, 6598 (December 28, 1984).

**2106 EXCEPTIONS TO THE SCHEDULE OF REQUIREMENTS:  
COLLEGES AND UNIVERSITIES**

- 2106.1 For a college or university use, if a campus plan has been approved by the Zoning Commission or the Board of Zoning Adjustment for the college or university, parking shall be provided as set forth in the approved campus plan.

**SOURCE:** Final Rulemaking published at 31 DCR 6585, 6598 (December 28, 1984); as amended by Final Rulemaking published at 47 DCR 9725, 9737 (December 8, 2000).

**2107 EXCEPTIONS TO THE SCHEDULE OF REQUIREMENTS:  
OUTSIDE THE CENTRAL EMPLOYMENT AREA**

- 2107.1 The Board of Zoning Adjustment is hereby authorized to reduce or eliminate the amount of required parking spaces for nonresidential buildings or structures located outside the Central Employment Area in accordance with the requirements of § 3104 for special exceptions; provided, that the building or structure is provided with a direct connection to a Metrorail station currently in operation or for which a construction contract has been awarded.

- 2107.2 The parking spaces normally required are not necessary to serve the use located in the building or structure. In determining whether the parking spaces are necessary, the Board shall give consideration to the:

- (a) Nature and location of the building or structure and the nature and location of the connection to Metrorail;
- (b) Maximum number of students, employees, guests, customers, or clients who can reasonably be expected to use the proposed building or structure at one time;
- (c) Amount of traffic congestion existing or which the building or structure can reasonably be expected to create in the neighborhood;
- (d) Quantity of existing public, commercial, or private parking, other than on-street parking, on the property or in the neighborhood, that can reasonably be expected to be available when the building or structure is in use; and
- (e) Availability of public transportation service in the area or a ride-sharing program approved by the D.C. Department of Transportation.

- 2107.3 If the applicant relies on a ride-sharing program, the applicant shall demonstrate to the Board that the program shall continue as long as the use continues.

- 2107.4 Prior to taking final action on an application under this section, the Board shall refer the application to the D.C. Department of Transportation for review and report.

**SOURCE:** Final Rulemaking published at 31 DCR 6585, 6598 (December 28, 1984); as amended by Final Rulemaking published at 47 DCR 9741-43 (December 8, 2000), incorporating by reference the text of Proposed Rulemaking published at 47 DCR 8335, 8500 (October 20, 2000).

**2108 REDUCTION OF PARKING SPACES: AUTHORITY OF THE BOARD**

2108.1 The Board of Zoning Adjustment is hereby authorized to reduce the amount of parking spaces required for nonresidential uses under § 2101.1 in accordance with the requirements of § 3104 for special exceptions, pursuant to the provisions of this section.

2108.2 The amount of required parking spaces shall not be reduced by more than twenty-five percent (25%); provided, that for a use that is in the category of "All Other Uses" in the table in § 2101.1, the amount of required parking spaces shall not be reduced by more than fifty percent (50%).

2108.3 The Board shall give consideration to the:

- (a) Nature and location of the structure;
- (b) Maximum number of students, employees, guests, customers, or clients who can reasonably be expected to use the proposed building or structure at one time;
- (c) Amount of traffic congestion existing or that the building or structure can reasonably be expected to create in the neighborhood;
- (d) Quantity of existing public, commercial, or private parking, other than curb parking, on the property or in the neighborhood that can reasonably be expected to be available when the building or structure is in use; and
- (e) Proximity to public transportation, particularly Metrorail stations, and the availability of public transportation service in the area or a ride-sharing program approved by the D.C. Department of Transportation.

2108.4 If the applicant relies on a ride-sharing program, the applicant shall demonstrate to the Board that the program shall continue as long as the use continues.

2108.5 Prior to taking final action on an application, the Board shall refer the application to the D.C. Department of Transportation for review and report.

**SOURCE:** Final Rulemaking published at 31 DCR 6585, 6600 (December 28, 1984); as amended by Final Rulemaking published at 47 DCR 9741-43 (December 8, 2000), incorporating by reference the text of Proposed Rulemaking published at 47 DCR 8335, 8500-01 (October 20, 2000).

**2109      APPLICABILITY OF NONRESIDENTIAL BUILDING AND  
STRUCTURE PROVISIONS**

- 2109.1      For the purposes of §§ 2104, 2105, 2107, and 2108, a nonresidential building or structure includes any building or structure where eighty percent (80%) or more of the gross floor area is devoted to a use other than a dwelling, flat, multiple dwelling, rooming or boarding house, community-based residential facility, or hospital.

**SOURCE:** Final Rulemaking published at 31 DCR 6585, 6600 (December 28, 1984); as amended by Final Rulemaking published at 47 DCR 9741-43 (December 8, 2000), incorporating by reference the text of Proposed Rulemaking published at 47 DCR 8335, 8501 (October 20, 2000).

**2110-2114 [RESERVED]****2115      SIZE OF PARKING SPACES**

- 2115.1      Except as otherwise provided in this section, a required automobile parking space shall be a minimum of nine feet (9 ft.) in width and nineteen feet (19 ft.) in length, exclusive of access drives, aisles, ramps, columns, office or work areas and shall be striped according to the requirements of § 2117.3. Parking shall also be in compliance with the requirements of the District of Columbia Architectural Barriers Act of 1980, effective July 1, 1980 (D.C. Law 3-76; 12 DCMR art. 15).
- 2115.2      Any accessory parking area or accessory garage containing twenty-five (25) or more required parking spaces may designate up to forty percent (40%) of the parking spaces for compact cars.
- 2115.3      A compact car parking space shall be a minimum of eight feet (8 ft.) in width and sixteen feet (16 ft.) in length exclusive of access drives, aisles, ramps, columns, and office and work areas and shall be striped according to the requirements of § 2117.3.
- 2115.4      Parking spaces shall be visibly marked as “compact car” or “small car” parking spaces and shall be placed in groups of at least five (5) contiguous spaces with access from the same aisle.
- 2115.5      Except as provided in §§ 2115.6 and 2115.7, all parking spaces shall have a minimum vertical clearance of six feet, six inches (6 ft., 6 in.).
- 2115.6      Where one hundred (100) or more parking spaces are provided, whether the spaces are required or not and whether the spaces are a principal use or an accessory use, at least five percent (5%) of the parking spaces shall have a minimum vertical clearance of seven feet, two inches (7 ft., 2 in.).

- 2115.7 All entrances, exits, access aisles, ramps, and driveways providing access to parking spaces shall also have the minimum vertical clearances as prescribed in §§ 2115.5 and 2115.6, respectively.
- 2115.8 All parking spaces requiring the seven foot, two inch (7 ft., 2 in.), vertical clearance shall be clearly marked for **“Van Parking Only.”**
- 2115.9 In a commercial building or structure located in a C-3-C, C-4, C-5 (PAD), SP, W, or CR District, where at least seventy-five (75) parking spaces are required according to the schedule of parking requirements under § 2101.1 and where parking spaces are provided within a parking garage, parking may be provided as set forth in §§ 2115.10 through 2115.18.
- 2115.10 A minimum of two hundred eighty-five square feet (285 ft.<sup>2</sup>) of parking area shall be provided for each required parking space.
- 2115.11 Parking space dimensional, size, design, and striping requirements stipulated under §§ 2115.1 through 2115.4, 2117.3, 2117.5, and 2117.6 may be waived; provided, that the parking is managed during a specified twelve (12) hour peak period to be determined by the D.C. Department of Transportation by employed attendants who park the vehicles using the parking facility.
- 2115.12 A permanent sign shall be posted at each entrance in full view of the public that states: **“Attendant assisted parking is required by the District of Columbia Zoning Regulations.”** The sign shall also state the hours during which attendant parking is required. The sign shall have a white background, with black lettering that is no less than two inches (2 in.) in height.
- 2115.13 All parking areas and spaces provided under § 2115.9 shall be designed and operated so that sufficient access and maneuvering space is available to permit the parking and removal of any vehicle without moving any other vehicle onto public space.
- 2115.14 Where aisles are provided, the aisles shall meet the design requirements stipulated in §§ 2117.5 and 2117.6.
- 2115.15 All other requirements for parking, including but not limited to minimum height clearances and landscaping requirements, shall remain applicable.
- 2115.16 In the event parking by attendants as required in § 2115.11 is discontinued, parking shall then be provided as otherwise required in these regulations. The applicant for a parking facility under this subsection shall submit a parking plan on a medium acceptable to the Zoning Administrator that demonstrates how parking shall be provided in the event the attendant parking is discontinued.

2115.17 No individual area shall be considered a part of the required parking area where the minimum lesser dimension is less than seven feet (7 ft.) or where the minimum greater dimension is less than fourteen feet (14 ft.) in rectangular area, exclusive of column obstructions.

2115.18 For the purpose of § 2115.9, a commercial building or structure shall include any building or structure where eighty percent (80%) or more of the gross floor area is devoted to a use other than a dwelling, flat, multiple dwelling, rooming or boarding house, community-based residential facility, or hospital.

**SOURCE:** Final Rulemaking published at 31 DCR 6585, 6600 (December 28, 1984); as amended by Final Rulemaking published at 47 DCR 9741-43 (December 8, 2000), incorporating by reference the text of Proposed Rulemaking published at 47 DCR 8335, 8501-02 (October 20, 2000); and Final Rulemaking published at 49 DCR 2742, 2747 (March 22, 2002).

## **2116 LOCATION OF PARKING SPACES**

2116.1 Except as provided in §§ 214, 510, 708, 730, 743.2(d), 753.1(c), 761.2, 803.1, 2116.5, and 2117.9(c), all parking spaces shall be located on the same lot with the buildings or structures they are intended to serve.

2116.2 Parking spaces shall be located in one (1) of the following ways:

- (a) Within a permitted garage or carport, subject to the special provisions of chapter 23; or
- (b) On an open area of the lot as follows:
  - (1) Within a rear yard;
  - (2) Within a side yard; or
  - (3) Except in an SP District, elsewhere on the lot if accessory to a commercial or industrial use.

2116.3 For a church, up to fifty percent (50%) of the number of parking spaces may be located elsewhere. The spaces shall be located within four hundred feet (400 ft.) of the church in a public or private parking lot or garage where the required number of spaces are made available for the use of the church through a binding agreement with the owners of the parking facility. However, at least three (3) parking spaces shall be provided on the lot where the church is located.

2116.4 Required parking spaces shall not be located in the area between a building line and lot line abutting a street.

- 2116.5 Except as provided in § 2117.9, if approved by the Board of Zoning Adjustment pursuant to § 3104 for special exceptions, open parking spaces accessory to any building or structure may be located anywhere on the lot upon which the building or structure is located, or elsewhere, except in the case of a one-family dwelling, in accordance with §§ 2116.6 through 2116.9.
- 2116.6 The Board shall determine that it is not practical to locate the spaces in accordance with § 2116.2 for the following reasons:
- (a) Unusual topography, grades, shape, size, or dimensions of the lot;
  - (b) The lack of an alley or the lack of appropriate ingress or egress through existing or proposed alleys or streets;
  - (c) Traffic hazards caused by unusual street grades; or
  - (d) The location of required parking spaces elsewhere on the same lot or on another lot would result in more efficient use of land, better design or landscaping, safer ingress or egress, and less adverse impact on neighboring properties.
- 2116.7 When the accessory parking spaces are to be located elsewhere than on the lot upon which the building or structure they are intended to serve is located, the parking on adjacent lots or lots separated only by an alley from the lot upon which the building or structure is located, shall be preferred.
- 2116.8 The accessory parking spaces shall be located so as to furnish reasonable and convenient parking facilities for the occupants or guests of the building or structures that they are designed to serve.
- 2116.9 The Board may impose conditions on any accessory or non-accessory parking spaces as to screening, coping, setbacks, fences, the location of entrances and exits, or any other requirement it deems necessary to protect adjacent or nearby property. It may also impose other conditions it deems necessary to assure the continued provision and maintenance of the spaces.

**SOURCE:** Final Rulemaking published at 31 DCR 6585, 6603 (December 28, 1984); as amended by Final Rulemaking published at 47 DCR 9741-43 (December 8, 2000), incorporating by reference the text of Proposed Rulemaking published at 47 DCR 8335, 8502 (October 20, 2000).

## **2117 ACCESS, MAINTENANCE, AND OPERATION**

- 2117.1 The parking spaces required by this chapter shall be provided and maintained so long as the structure that the parking spaces are designed to serve exists.



- 2117.2 Required parking spaces shall not be reduced in total extent after their provision except upon approval of the Board of Zoning Adjustment and then only after proof that the parking spaces provided are no longer needed by reason of a reduction of employees, seats, gross floor area, dwelling units, or any other standard applicable to the use set forth in the regulations; provided the Board may impose any condition it deems necessary to ensure the addition of parking spaces in case of a subsequent increase in employees, seats, gross floor area, dwelling units, or any other unit of measurement.
- 2117.3 All required parking spaces shall be clearly striped and lined according to the dimensions specified in § 2115. Durable materials that are all-weather impervious shall be used. Striping shall be maintained for as long as the parking spaces requiring the striping are in existence.
- 2117.4 Except as provided in § 2117.15, each required parking space shall be accessible at all times directly from improved streets or alleys or shall be accessible from improved streets and alleys via graded and unobstructed private driveways that form an all-weather impervious surface. Improved streets or alleys providing access to required parking spaces shall have a minimum width of ten feet (10 ft.) and be paved in compliance with the standards of the D.C. Department of Transportation.
- 2117.5 Except as provided in §§ 2115.9 through 2115.18 and 2117.6, when required parking spaces are so arranged that an aisle is required for accessibility or maneuvering space between rows of two (2) or more parking spaces, or between a row of two (2) or more parking spaces and the perimeter of the area devoted to parking spaces, the aisle shall have a clear width of not less than twenty feet (20 ft.) or ninety degree (90°) angle parking, and not less than seventeen feet (17 ft.) for angle parking that is sixty degrees (60°) or less as measured from the center line of the aisle.
- 2117.6 Aisle widths as prescribed in § 2117.5 serving compact car spaces exclusively shall have a clear width of not less than twenty feet (20 ft.) for ninety degree (90°) angle parking and not less than sixteen feet (16 ft.) for angle parking that is sixty degrees (60°) or less as measured from the center line of the aisle.
- 2117.7 The public rights-of-way as well as private walkways and driveways shall be protected from vehicular encroachment from all parking spaces by wheel bumper guards, curbs, guard rails, or screening between the property line and the perimeter of the parking area. Parking shall be designed so that no vehicle or any part thereof shall project over any lot line or building line.
- 2117.8 A driveway that provides access to required parking spaces shall meet the following standards:

- (a) It shall have a maximum grade of not more than twelve percent (12%) with a vertical transition at the property line;
- (b) A driveway serving a one-family dwelling or flat or that otherwise serves only one parking space shall be not less than seven feet (7 ft.) in width;
- (c) A driveway serving any use other than a one-family dwelling or flat or serving more than one (1) parking space shall be as follows:
  - (1) Not less than twenty-five feet (25 ft.) from a street intersection as measured from the intersection of the curb line extended;
  - (2) Not less than twelve feet (12 ft.) in width if designed for one-way circulation or fourteen feet (14 ft.) if designed for two-way circulation; and
  - (3) Not more than twenty-five feet (25 ft.) in width.
- (d) A driveway that provides access directly from a street to a row dwelling or a flat shall be a minimum of twenty-eight feet (28 ft.) from all adjacent driveways that provide access directly from a street to a row dwelling or a flat, as measured from the nearest edge of each such driveway opening.

**2117.9 Driveways and parking for row dwellings shall be governed by the following special provisions:**

- (a) In the case of two (2) or more row dwellings that are constructed concurrently on adjacent lots and that have direct access only from the street, each two (2) row dwellings shall provide access to the required off-street parking spaces through adjacent driveways that share one (1) driveway opening. The width of each driveway shall not exceed seven feet (7 ft.) on each lot;
- (b) In the case of a row dwelling located on a lot where there are as many as three (3) row dwellings located on that lot or contiguous lots facing the same street, where access to the required parking space is only available directly from a street and no alternative access is available through existing or proposed alleys or private driveways, and where the driveway dimensional requirements stipulated in § 2117.8(d) cannot be met, the required parking spaces need not be provided;
- (c) The Board of Zoning Adjustment may allow the parking spaces required for one (1) or more row dwellings to be located on a separate lot in accordance with the requirements of § 3104 for special exceptions, provided:

- (1) There is no alternative access to on-site parking spaces through existing or proposed paved alleys or private driveways that meet the Design Standards of the D.C. Department of Transportation;
  - (2) The parking spaces are so located as to furnish reasonable and convenient parking facilities for the occupants or guests of the building or structure that they are designed to serve;
  - (3) The Board determines that the separate parking does not impose any adverse impact on the surrounding neighborhood;
  - (4) Any application for the separate parking shall be submitted to the D.C. Department of Transportation for review and report; and
  - (5) The Board may impose conditions as to screening, coping, setbacks, fences, the location of entrances or exits, or any other requirement it deems necessary to protect adjacent or nearby property. It may also impose such other conditions as it deems necessary to ensure the continued provision and maintenance of the spaces.
- 2117.10 All open parking spaces, including access aisles, driveways, and ramp areas shall be paved and maintained with bituminous, concrete, or brick materials, or a combination of these materials or other materials approved by the D.C. Department of Transportation as structurally equivalent or better, that form an all-weather impervious surface and that are at least four inches (4 in.) in thickness.
- 2117.11 Landscaping with trees and shrubs shall be provided for all open parking spaces provided on a lot where there are more than ten (10) open parking spaces provided collectively as accessory to any building or structure. The landscaping shall cover a minimum of five percent (5%) of the total area devoted to parking, including aisles and driveways. The landscaping shall be maintained in a healthy, growing condition.
- 2117.12 The open parking spaces shall be screened from all contiguous residential property located in an R-1, R-2, R-3, R-4, R-5-A, or SP District by a solid brick or stone wall at least twelve inches (12 in.) thick and forty-two inches (42 in.) high or by evergreen hedges or evergreen growing trees that are thickly planted and maintained and that are at least forty-two inches (42 in.) in height when planted.
- 2117.13 Any lighting used to illuminate open parking spaces shall be so arranged that all direct rays of lighting are confined to the surface of the paved area devoted to parking.
- 2117.14 Detailed plans shall be submitted to the D.C. Department of Transportation for approval of all curb cuts and driveway openings, to ensure that compliance with these regulations does not conflict with the responsibility of the Department to protect safety in the public space.

- 2117.15 Required parking spaces for a gasoline service station permitted as a matter of right may be arranged so that all spaces are not accessible at all times. All parking spaces provided under this subsection shall be designed and operated so that sufficient access and maneuvering space is available to permit the parking and removal of any vehicle without moving any other vehicle onto public space.

**SOURCE:** Final Rulemaking published at 31 DCR 6585, 6604 (December 28, 1984); as amended by Final Rulemaking published at 33 DCR 5898 (September 26, 1986); and Final Rulemaking published at 47 DCR 9741-43 (December 8, 2000), incorporating by reference the text of Proposed Rulemaking published at 47 DCR 8335, 8502-04 (October 20, 2000).

## **2118 RULES OF INTERPRETATION**

- 2118.1 For the purpose of this chapter, the rules of interpretation set forth in this section shall apply.
- 2118.2 Where individual seats are not provided, each eighteen inches (18 in.) of benches or other similar seating shall be considered as one (1) seat.
- 2118.3 The number of teachers or employees shall be computed on the basis of the greatest number of persons to be employed at any one period during the day or night, including persons having both full-time and part-time employment.
- 2118.4 In computing the number of parking spaces required, that portion of the gross floor area or cellar area devoted to parking spaces, loading berths, loading platforms, service/delivery loading spaces, and vehicular access to parking spaces, may be excluded.
- 2118.5 In the case of mixed uses, the parking spaces required shall be the sum of the requirements for the various individual uses computed separately in accordance with § 2101. Parking spaces for one use shall not be considered as providing the required parking spaces for any other use.
- 2118.6 Whenever calculations based on the schedule set forth in § 2101 result in a fractional space, any fraction under one-half shall be disregarded and any fraction of one-half or over shall require one (1) parking space.
- 2118.7 No parking spaces are required for buildings or structures with a gross floor area and cellar floor area less than the minimum sizes specified in the schedule established by § 2101. However, for buildings or structures containing more than one (1) commercial use where the first three thousand square feet (3,000 ft.<sup>2</sup>) of gross floor area and cellar floor area do not require parking, this exemption shall apply to the combined gross floor area and cellar floor area contained in the building or structure and shall be pro-rated between the separate uses.

- 2118.8 In the case of parking reductions allowed under §§ 2102 through 2105, 2107, 2108, and 2117.9(c), no more than one (1) parking reduction shall be permitted. A reduction granted under one (1) section shall be considered a reduction for all such sections.
- 2118.9 Except where otherwise indicated, whenever the word “**all**” is followed by the words “**parking spaces**” in the same sentence, the parking requirements as specified shall apply to all parking spaces, whether or not the spaces are required by this chapter. The requirements shall also apply to both accessory parking spaces and parking spaces that are constructed as a principal use unless otherwise specified.
- 2118.10 No parking shall be provided that restricts vehicular access to and from gasoline pumps from any point of access to the gasoline service station.

**SOURCE:** Final Rulemaking published at 31 DCR 6585, 6608 (December 28, 1984); as amended by Final Rulemaking published at 33 DCR 2818, 2819 (May 9, 1986); and Final Rulemaking published at 47 DCR 9741-43 (December 8, 2000), incorporating by reference the text of Proposed Rulemaking published at 47 DCR 8335, 8504 (October 20, 2000).

## **2119 BICYCLE PARKING SPACES**

- 2119.1 Bicycle parking spaces shall be provided for office and retail and service uses, except for retail and service uses in the C-3-C, C-4, and C-5 (PAD) Districts. For office uses in the C-4 and C-5 (PAD) Districts, bicycle parking spaces shall be provided as if the building or structure were located in a C-3-C District.
- 2119.2 The number of bicycle parking spaces provided shall be at least equal to five percent (5%) of the number of automobile parking spaces required under § 2101.1. 2119.3 Bicycle facilities shall have convenient access from the building or structure and street or other bicycle right-of-way and shall be clean, secure, well-lit, and located within a building or structure, either on the ground floor, basement, or first cellar level.
- 2119.4 All bicycle parking spaces required under § 2119.1 shall be a minimum of two feet (2 ft.) in width and six feet (6 ft.) in length.
- 2119.5 An aisle five feet (5 ft.) in width shall be provided between rows of bicycle parking spaces and the perimeter of the area devoted to bicycle parking.
- 2119.6 If a room or common locker not divided into individual spaces is used to meet these requirements, twelve square feet (12 ft.<sup>2</sup>) of floor area shall be considered the equivalent of one (1) bicycle parking space. Where manufactured metal lockers or racks are provided, each locker or stall devoted to bicycle parking shall be counted as one bicycle parking space.

2119.7 **[DELETED]**

2119.8 Signs shall be posted stating where bicycle parking spaces are located in each building or structure where bicycle parking spaces are required. The signs shall be located in a prominent place at each entrance to the building or structure. The sign shall have a white background, with black lettering that is no less than two inches (2 in.) in height.

2119.9 For a building or structure existing on March 1, 1985, one percent (1%) of the amount of required parking spaces may be converted to bicycle parking spaces of appropriate size.

**SOURCE:** Final Rulemaking published at 31 DCR 6585, 6609 (December 28, 1984); as amended by Final Rulemaking published at 47 DCR 9741-43 (December 8, 2000), incorporating by reference the text of Proposed Rulemaking published at 47 DCR 8335, 8504-05 (October 20, 2000).